



Garth Drive, Hambleton, YO8 9QD
£300,000



Garth Drive, Hambleton

Selby, YO8 9QD

- Three Bedroomed Detached House
- 73 Sq. M/ 792 Sq. Ft.
- South Facing Rear Garden
- Garage and Driveway Parking
- Mains Water Supply. Mains Drainage
- Mains Gas Central Heating. Mains Electricity
- Broadband: FTTC. Mobile 5G
- Brick Built Construction
- EPC Rating 'TBC'
- Council Tax Band 'C'



An immaculately presented three bed detached house with South facing rear garden within the heart of this popular Village. Situated in the highly sought-after Garth Drive cul-de-sac, this property offers the perfect combination of contemporary living and traditional charm.

As you step inside, you are greeted by a warm and inviting reception hall area, ideal for welcoming guests. The neutral-toned walls combined with splashes of colour create a calming ambiance, perfectly complementing any style of décor you desire. There is also a handy ground floor w.c to the left of the entrance hall.

The spacious living room is bathed in natural light thanks to the large window. There is a feature fire place and space under the stairs to ensure space for furniture so the whole family can enjoy this room together.

The kitchen boasts a sleek and modern design, with ample storage and workspace. Whether you're a seasoned chef or a kitchen novice, this well-equipped area provides everything you need to prepare gourmet meals or simply cook daily family favourites. Adjacent to the kitchen through an arch is a delightful dining area, where you can savour delicious meals with your loved ones. There are French doors out from the dining area into the garden as well as a single door from the kitchen area to the side of the house.

Upstairs, you will find three generously sized bedrooms, each offering a tranquil retreat for you to unwind and rest after a long day. The stylish master bedroom is a tranquil haven to relax and unwind.

The attractive family bathroom offers bath with shower over and glass screen, toilet and sink.

This exceptional property also provides off street driveway parking and a garage!. The South facing rear garden is a delightful haven, perfect for indulging in outdoor activities or simply enjoying a cup of tea while basking in the sunshine. There is also further space down the side of the property which the current owners have previously used as a vegetable plot but now is a low maintenance area.

Important Information

Property Information Disclaimer

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

We advise all prospective purchasers to:

- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

JP Harll accepts no liability for any inaccuracies, errors, or omissions in the information provided, whether arising from third party data, vendor statements or typographical error.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

These particulars, whilst believed to be accurate are set out as a general outline only as guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955





WC
0.90 x 1.94 m
2'11" x 6'4"



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

JP HARLL

Approximate total area⁽¹⁾

90.4 m²

973 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



JP Harll

J P Harll Estate Agents, 24 Finkle Street - YO8 4DS

01757 709955 • sales@jpharll.co.uk • www.jpharll.co.uk/

